

Village of Fall Creek
Minutes of Special Village Board Meeting
September 19, 2016

1. **Call to Order:** 6:30 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Pledge to Flag**
3. **Roll Call:** Members Present: Village President Chester Goodman, Trustees Tina Jacobson, Matt Mattoon, Wayne Steinke, Karen Strasburg, Dane Zook. Members Absent: Bob Jenkins. Staff Present: Public Works Director Bryan Kaatz, Librarian Alyson Jones, Clerk-Treasurer Renee Roemhild.
4. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and an agenda was posted in the three public places & newspapers were notified.
5. **Adopt Agenda:**
 - MOTION (Mattoon/Steinke) to adopt the agenda as printed. PASSED, without negative vote.
6. **Consider Bids for Village Hall Façade:** President Goodman opened the bids.
 - MOTION (Mattoon/Strasburg) to accept the low bidder, Dell Construction, at \$139,000 plus an allowance of \$15,000 (for unforeseen issues) resulting in total not-to-exceed amount of \$154,000. Motion is contingent upon satisfactory review by the village architect and the village attorney. PASSED, roll call vote: Steinke-no, Strasburg-yes, Zook-yes, Goodman-yes, Jacobson-yes, Mattoon-yes.
7. **Consider Resolutions re: State Trust Fund Loans:** Clerk-Treasurer Renee Roemhild reported these loan applications are the ones discussed at the March & April board meetings and updated at the July meeting. The State has now confirmed they will accept our applications. These refinancings will save the Village approximately 1.5 million dollars in interest expenses over the life of the loans!
 - MOTION (Mattoon/Strasburg) to adopt RESOLUTION #2016-0919A regarding a State Trust Fund Loan application in the amount of \$1.2 million for the purpose of refinancing BCPL loans #2015157.01 & #2015158.02 and financing ancillary TID #2 project expenses. This is for Tax Incremental Financing District #2. It is a revenue obligation loan, with an 18-year term at 4.5% interest. PASSED, roll call vote: Jacobson-yes, Mattoon-yes, Steinke-yes, Strasburg-yes, Zook-yes, Goodman-yes.
 - MOTION (Strasburg/Steinke) to adopt RESOLUTION #2016-0919B regarding a State Trust Fund Loan application in the amount of \$238,035 for the purpose of refinancing BCPL loan #2015158.01. This is for Tax Incremental Financing District #1. It is a general obligation loan, with an 8-year term at 3.0% interest. PASSED, roll call vote: Mattoon-yes, Steinke-yes, Strasburg-yes, Zook-yes, Goodman-yes, Jacobson-yes.
 - MOTION (Steinke/Mattoon) to adopt RESOLUTION #2016-0919C regarding a State Trust Fund Loan application in the amount of \$1.5 million for the purpose of partially refinancing the USDA Rural Development Sewer System Mortgage Revenue Bonds dated June 24, 2008 (for the wastewater treatment plant). This is for the Sewer Fund. It is a general obligation loan, with a 20-year term at 3.5% interest. PASSED, roll call vote: Steinke-yes, Strasburg-yes, Zook-yes, Goodman-yes, Jacobson-yes, Mattoon-yes.
 - MOTION (Jacobson/Strasburg) to adopt RESOLUTION #2016-0919D regarding a State Trust Fund Loan application in the amount of \$700,000 for the purpose of partially refinancing the USDA Rural Development Sewer System Mortgage Revenue Bonds dated June 24, 2008 (for the wastewater treatment plant). This is for the Sewer Fund. It is a utility revenue loan, with a 20-year term at 4.5% interest. PASSED, roll call vote: Strasburg-yes, Zook-yes, Goodman-yes, Jacobson-yes, Mattoon-yes, Steinke-yes.

- MOTION (Zook/Mattoon) to adopt RESOLUTION #2016-0919E regarding a State Trust Fund Loan application in the amount of \$259,097.56 for the purpose of refinancing BCPL loan #2015159 (Water Fund share of the State Street Project). This is for the Water Fund. It is a general obligation loan, with a 17-year term at 3.5% interest. PASSED, roll call vote: Zook-yes, Goodman-yes, Jacobson-yes, Mattoon-yes, Steinke-yes, Strasburg-yes.
 - MOTION (Steinke/Mattoon) to adopt RESOLUTION #2016-0919F regarding a State Trust Fund Loan application in the amount of \$106,060.12 for the purpose of refinancing BCPL loan #2015160 (Water Fund share of the Liberty Street Project). This is for the Water Fund. It is a general obligation loan, with an 14-year term at 3.5% interest. PASSED, roll call vote: Goodman-yes, Jacobson-yes, Mattoon-yes, Steinke-yes, Strasburg-yes, Zook-yes.
 - MOTION (Jacobson/Steinke) to adopt RESOLUTION #2016-0919G regarding a State Trust Fund Loan application in the amount of \$258,278.57 for the purpose of refinancing BCPL loan #2015161 (Water Fund share of the Hwy 12 Project). This is for the Water Fund. It is a general obligation loan, with an 18-year term at 3.5% interest. PASSED, roll call vote: Jacobson-yes, Mattoon-yes, Steinke-yes, Strasburg-yes, Zook-yes, Goodman-yes.
 - MOTION (Strasburg/Mattoon) to adopt RESOLUTION #2016-0919H regarding a State Trust Fund Loan application in the amount of \$88,609.71 for the purpose of refinancing BCPL loan #2015162 (Property Owner share of the State Street Project). This is for the General Fund. It is a general obligation loan, with a 5-year term at 2.5% interest. PASSED, roll call vote: Mattoon-yes, Steinke-yes, Strasburg-yes, Zook-yes, Goodman-yes, Jacobson-yes.
- 8. Consider Business Park East Project, Including Contractor's Pay Request, Change Order, Certificate of Substantial Completion:**
- MOTION (Steinke/Mattoon) to approve Change Order #6 in the amount of \$33,748.60 for the extra work to repair erosion and an extra light at the lift station. Change order also includes a time extension to complete the work. PASSED, roll call vote: Zook-yes, Goodman-yes, Jacobson-yes, Mattoon-yes, Steinke-yes, Strasburg-yes.
 - MOTION (Steinke/Jacobson) to accept the final contractor's pay request in the amount of \$48,451.18 to Heartland Contractors, Inc. PASSED, roll call vote: Strasburg-yes, Zook-yes, Goodman-yes, Jacobson-yes, Mattoon-yes, Steinke-yes.
 - MOTION (Steinke/Mattoon) to approve the Certificate of Substantial Completion. PASSED, roll call vote: Goodman-yes, Jacobson-yes, Mattoon-yes, Steinke-yes, Strasburg-yes, Zook-yes.
- 9. Adjourn:**
- MOTION (Jacobson/Mattoon) at 8:06 p.m. PASSED, without negative vote.

Renee Roemhild, Clerk-Treasurer